

## LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT

for August 16, 2006 PLANNING COMMISSION MEETING

**P.A.S.:** Co Special Permit #06045

**PROPOSAL:** A special permit to operate a riding academy/stable.

**LOCATION:** N. 84<sup>th</sup> and Little Salt Road.

**WAIVER REQUEST:** NA

**LAND AREA:** 7.62 (6.72 net) acres more or less.

**CONCLUSION:** In conformance with the Comprehensive Plan and County Zoning.

**RECOMMENDATION:**

Conditional Approval

### **GENERAL INFORMATION:**

**LEGAL DESCRIPTION:** Lot 7 I.T., in the NE 1/4 of Section 10 T12, R7E of the 6th P.M., Lancaster County, Nebraska.

**EXISTING ZONING:** AG Agriculture

**EXISTING LAND USE:** Farmstead and horse stable/barns/corrals.

**SURROUNDING LAND USE AND ZONING:** Farm land zoned AG Agriculture on all side.

**ASSOCIATED APPLICATIONS:** None

**HISTORY:** Changed from AA Rural and Public Use to AG Agricultural in the 1979 zoning update.

**COMPREHENSIVE PLAN SPECIFICATIONS:** The 2025 Plan shows this as Agriculture. This is outside the Lincoln Growth Tiers.

**UTILITIES:** Private well and waste disposal.

**TOPOGRAPHY:** Generally sloping to the north, top of hill.

**TRAFFIC ANALYSIS:** N 84<sup>th</sup> and Little Salt Roads are gravel county roads. This is two miles east of pavement (Hwy 77/N 56<sup>th</sup> Street).

**PUBLIC SERVICE:** This is in the Ceresco Rural Fire District (Ceresco is Basic Life Support, the station is located about 3 ½ miles northwest), Raymond School District # 161 and Norris Public Power District.

**REGIONAL ISSUES:** NA

**ENVIRONMENTAL CONCERNS:** There are no identified Historic resources. The facility will be on the top of a hill. Soil value is 4.5 where 1-4 are prime. This is not prime but very good soil.

**AESTHETIC CONSIDERATIONS:** n/a

**ALTERNATIVE USES:** farming and one dwellings.

**ANALYSIS:**

1. This request is for a riding stable/private stable under the provisions of Article 13.001 (7) on a 7.6 acre parcel. This facility is in operation on the site.
2. The County AG Agriculture Zoning District (Art 4.00) permits stables and riding academies "by right" on lots of 10 acres or more. However, on smaller parcels a special permit is required.
3. The applicant states this will be a horse training, boarding, and breeding facility, including the sale of feed, shavings, horse tack and equipment. One of the intents of this application is to provide for the legal sale of related equipment, supplies and feed.
4. Building and Safety notes any "retail" shall be accessory and only for the riding academy clients.

**CONDITIONS:**

1. This approval permits a riding stable facility.
2. The construction plans shall comply with the approved plans.
3. All water and wastewater shall meet the requirements of the Lincoln/Lancaster County Health Department.

STANDARD CONDITIONS:

4. The following conditions are applicable to all requests:
  - 4.1 This resolution's terms, conditions, and requirements bind and obligate the permittee, its successors and assigns.
  - 4.2 The applicant shall sign and return the letter of acceptance to the County Clerk within 60 days following the approval of the special permit, provided, however, said 60-day period may be extended up to six months by administrative amendment. The applicant shall file a copy of the resolution approving the special permit and the letter of acceptance with the Register of Deeds.

Prepared by:

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Mike DeKalb, 441-6370, [mdekalb@lincoln.ne.gov](mailto:mdekalb@lincoln.ne.gov)  
July 31, 2006

**APPLICANT:** Brenda Messick  
8301 Little Salt Road  
Ceresco, NE 68107  
(402) 440-0499

**OWNER:** Tom and Brenda Messick  
8301 Little Salt Road  
Ceresco, NE 68107  
(402) 785-7005

**CONTACT:** Brenda Messick  
(402) 440-0499



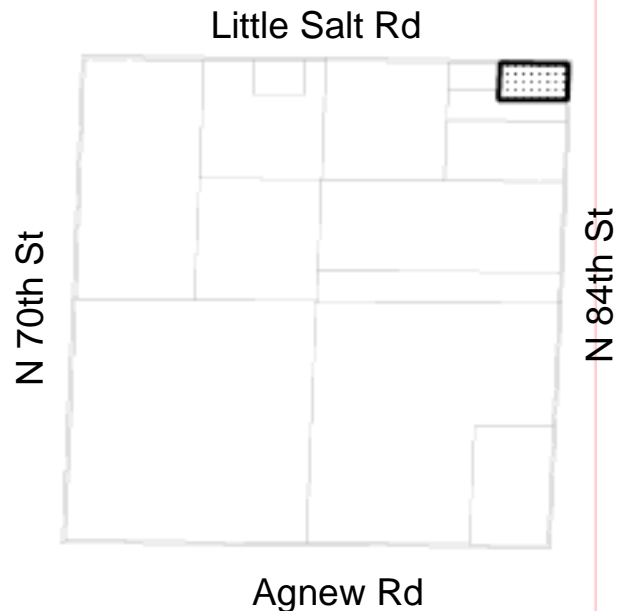
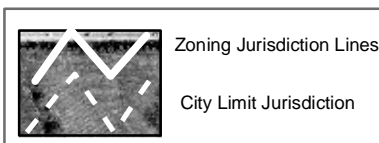
## Special Permit #06045 Little Salt Road & 84th Street

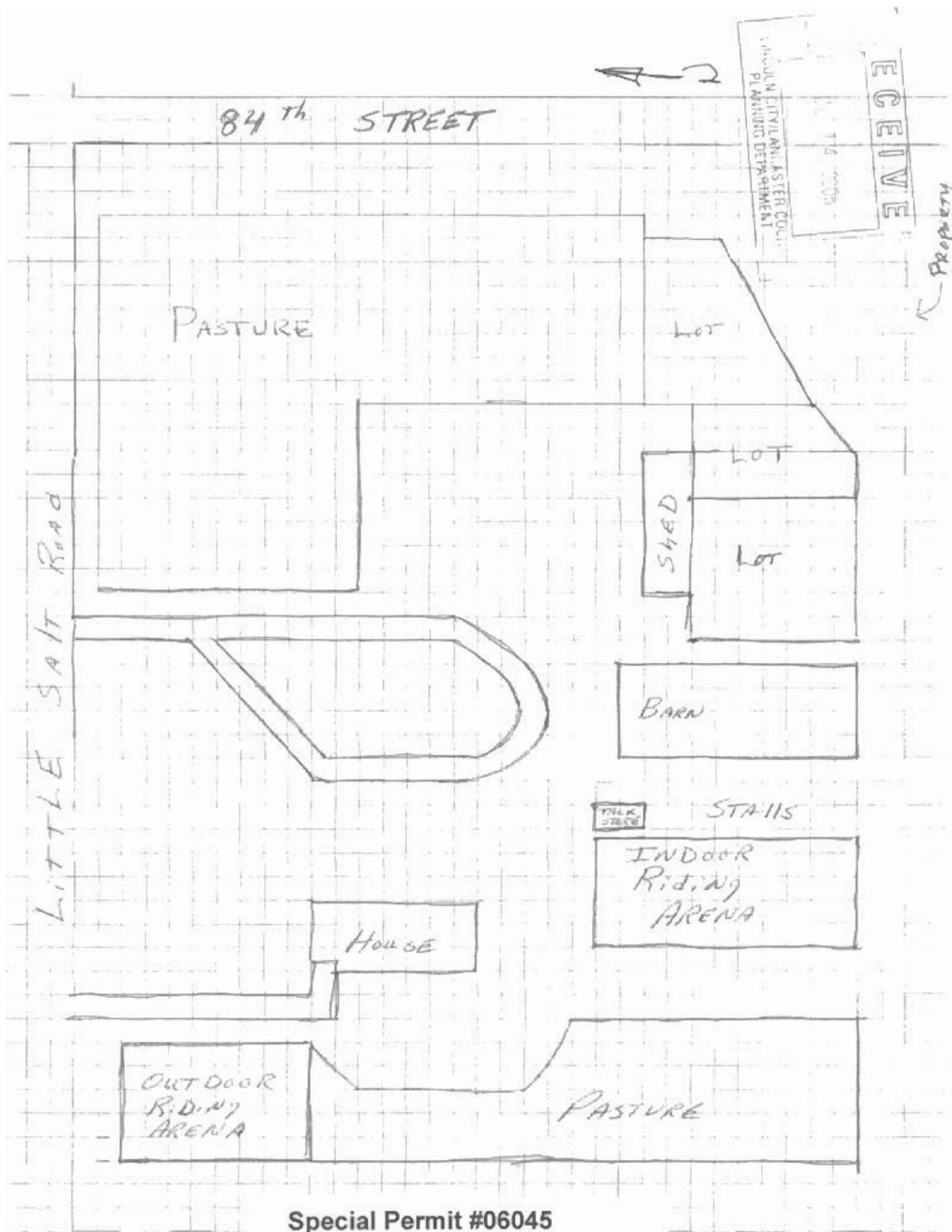
2005 aerial

### Zoning:

R-1 to R-8	Residential District
AG	Agricultural District
AGR	Agricultural Residential District
R-C	Residential Conservation District
O-1	Office District
O-2	Suburban Office District
O-3	Office Park District
R-T	Residential Transition District
B-1	Local Business District
B-2	Planned Neighborhood Business District
B-3	Commercial District
B-4	Lincoln Center Business District
B-5	Planned Regional Business District
H-1	Interstate Commercial District
H-2	Highway Business District
H-3	Highway Commercial District
H-4	General Commercial District
I-1	Industrial District
I-2	Industrial Park District
I-3	Employment Center District
P	Public Use District

One Square Mile  
Sec. 10 T12N R07E





Special Permit #06045  
Little Salt Road & 84th Street

July 10, 2006

### Special Permit Request

We are requesting a Special Permit to include Feed, Shavings, Horse Tack and Equipment Sales with our Horse Training Facility at 8301 Little Salt Road, Ceresco, Nebraska.

We currently operate Messick Quarter Horses, which focuses on training and riding lessons, as well as boarding, breeding, and Equine Massage. Brenda specializes in riding instruction for the beginner to the advanced rider, in both Western and English disciplines. She coaches many youth and adults in Lancaster County, as well as neighboring counties, preparing them for riding at home, on trails, as well as for competition in 4-H, Open Show and Quarter Horse shows. Brenda also instructs many first time horse owners and families new to horses. With her expertise, she has helped these first time owners and families purchase a horse as well as the necessary tack, equipment, feed, and shavings.

We are requesting this Special Permit to include Feed, Shavings, Horse Tack and Equipment Sales with our Training Facility. The main reason is to further benefit our customers. When a new horse owner purchases a horse, there are many additional items that are needed to care for the animal and to prepare the rider to enjoy the equestrian experience. This can be a confusing, frustrating and potentially expensive period for the new horse owner and for riders beginning to show. Necessary tack items would include saddles, pads, bridles, halter and lead ropes, riding helmets, grooming tools, to name a few main items. Other non-tack items, but also necessary, would be shavings for bedding stalls and horse feed to meet the horse's nutritional requirements.

Since I specialize on both rider instruction and horse training, I try to match what is needed for the horse and rider to meet their needs, both to the style of riding and for financial reasons. The service and knowledge that I provide is currently not available in the area. Horse owners can come with their horse for a lesson, try the tack on their horse, and purchase the necessary tack items that best fit their needs. With this opportunity to discuss what the horses' needs/problems/requirements are, this saves the customers time and money from purchasing product that doesn't suit the horse. Owners can also talk about nutritional needs of the horse and purchase the necessary feed which is best for the age and work load of their horse. They can also purchase bagged shavings at the same time, so they can bed their horse properly at shows or at home.

From March through July, I give lessons to or train on horses for up to 10 customers a day, averaging 4-6 customers 3-4 times a week. January to March and August to December, customers may range from zero per day to 10 a week.

Please refer to the Support Letters from some of my customers.

Thank you for considering this request.  
Brenda and Tom Messick



May 10, 2006

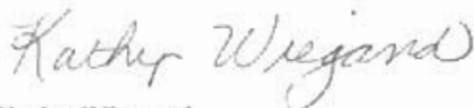
Lincoln-Lancaster Planning Department

RE: Messick Quarter Horses & Tack

I am writing this letter to urge you to support a permit allowing Mrs. Brenda Messick to operate an equine boarding, training facility on her property with an additional bonus to purchase and/or try out equine related equipment. Mrs. Messick provides a high level of quality services in the equine industry. The tack store is an asset as the items can be tried on the horse immediately, thus eliminating a multitude of return trips. To the best of my knowledge, there are not any facilities in the Ceresco area which offer the same amenities, such as boarding, training, trying out tack as well as purchasing items.

If the "special permit" is not granted to Mrs. Messick a burden to the horse community will be felt. The loss of knowledge and expertise for equestrians, the loss of boarding space and the loss of competitive tack sales. A competitive market is healthy in all avenues of life.

Thank you for the consideration and a positive outcome for this scenario.

A handwritten signature in cursive script that reads "Kathy Wiegand".

Kathy Wiegand  
RR 1, Box 101  
Malcolm, NE 68402

Dear Planning Department,

I am writing in regards to Brenda Messick and her horse training and tack sales business. I was referred to Brenda about 4 years ago to help me with my horses I had purchased. I was new to the horse world and needed someone to help me. Brenda has been a wonderful resource assisting me with training, riding lessons for my children and buying the appropriate tack and horse feed.

Whenever I have questions she is there to help me with trying different bits, saddles, and techniques with the horses. She is the only person I have heard of that can assist the public with training your horse, giving riding lessons, and supply you with the appropriate tack as well as horse feed. She is very knowledgeable and it would be unfortunate to lose her as a resource.

I feel I have been blessed to have Brenda as someone I can respectfully rely on to help me with all of my horse needs. I appreciate your time and consideration to allow Brenda Messick to continue her horse training and tack sales business.

Sincerely,  
Jana Densberger

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CLINTON COUNTY PLANNING DEPARTMENT



To Whom this May Concern:

I understand that Brenda Messick, of Messick Quarter Horses, is to come before you requesting a permit to operate her Tack and Feed business.

Let me state that I have known Brenda for the past five years, and have come to witness first hand her dedication to the horse industry as well as to the youth of the Lancaster County 4-H. I know her to be a hard and tireless worker dedicated to her students and clients. Her facility is very nice, one of the best I've seen, clean, with good environmental practices. I know that Brenda has very high standards which she upholds as a wonderful example to those that have the privilege of working with her. She expects no less from the students and clients she serves.

It is this very wonderful service and commitment that I would like to see continue for the horse community in our rural area. Brenda offers convenience to her clients and 4-H students and their families. I personally have benefited because I do not enjoy traveling 45 minutes across the town of Lincoln to reach an equine retail establishment that can fulfill my needs as a horse owner. In fact, I do not make this trip unless I have no other option. In the past I have utilized mail order companies to fulfill my needs. Needless to say it is wonderful to be able to go to Brenda's and buy my feed and tack and to actually be able to see that what I'm buying will work for my horses.

The bottom line is that there is no facility like Brenda's in this area that can fulfill the needs of this area's equine community. Brenda is fulfilling this need. I want to see this continue and feel that Brenda Messick is more than deserving of being issued the permit she needs in order to continue the vital services she provides for this area.

Thank you for considering my letter of support for Brenda Messick and Messick Quarter Horses and Messick Tack and Feed. If you have any questions or desire further information, please do not hesitate to contact me.

Sincerely,  
Sharon A. Friedeman  
2900 W. Davey Rd.  
Raymond, NE 68428  
(402) 817-1430



May 9, 2006

To whom it may concern:

I am writing in support of Messick Quarter horses and their ability to continue to provide training, lessons, boarding and tack services to customers. Brenda Messick has provided a valuable service to our family and our horse. We recently moved from Atlanta and struggled to find a facility that could provide the level of service we required. Our daughter wanted to take lessons and purchase horse, however, neither of us, her parents, know anything about buying a horse, horse care, tack, training or lessons. When we found Brenda and her facility it was a perfect match. Brenda took personal time and assisted in finding a horse that was a perfect match for our daughter.

Having a tack store on premises made the overwhelming task of selecting the proper tack easy. Since we have just purchased a horse we needed everything from grooming supplies to saddles and bits. There are so many choices that if you don't know what you need you could waste a lot of time and money. Also, if our horse is having issues, or we need a last minute item having the tack store on premise is a lifesaver! Brenda's expertise with equipment and use has proven most valuable to us; she always takes the time to explain what we need, and shows us how to properly use each item with our horse right there.

Messicks Quarter horse facilities are well maintained and provide the best care available for boarding a horse. Brenda's experience with horses is reflected in the quality of horses at her location. Her horses are all properly cared for. Being a new horse owner, Brenda has also educated us about feed requirements, vaccinations and grooming. She takes care of all horse care matters for us and coordinates all vet and farrier services as well. We have had Brenda work with training our horse as well. It was great to have someone who was already familiar with our horse and his personality to work with him with the rider in mind.

Brenda Messick has also provided high quality lessons for our daughter. In addition to teaching our children how to ride a horse she also teaches horse safety, arena protocol, respecting their horse and horse education. Brenda is more than a riding instructor; she is a respected teacher and mentor to the children. Brenda also volunteers her time by leading the 4-H group. She not only works with the children on horse education, but assists with developing their demonstration and speaking skills. Brenda also takes one day a week to provide arena training to the entire 4-H group. This takes an entire evening each week, not to mention the additional time she dedicates to show season. This is a large commitment to the community and our children.

Many parents who have children that want their own horse, have little or no horse education or experience and need to rely on someone with that expertise to walk them through the process and help them make informed decisions about what they are doing. Brenda Messick and her facilities have allowed many of us to help fulfill our children's passion for horses in a positive and supportive manner. It would be a great disservice to her customers and the community to have any part of Brenda's services removed.

Sincerely,

Maralee Sobotka



June 16, 2006

Mr. Jon Carlson, Chairperson  
Lincoln/Lancaster County Planning Commission  
555 S 10<sup>th</sup> St Rm 213  
Lincoln NE 68508

Re: Special Use Permit Application, Messick Tack and Feed – Letter of Support

Dear Mr. Carlson,

I am writing to urge the Lincoln-Lancaster County Planning Commission to issue a "Special Use Permit" to Brenda and Tom Messick for the purpose of operating a retail tack and feed store. I support the issuance of this special permit for several reasons.

Lancaster County has a very active equine interest community as evidenced by the many horse-related events held in this county at the Lancaster Event Center, State Fair Park, Salt Creek Wranglers Arena, Capital City Horse & Pony Club, and many privately owned facilities and public trails.

Brenda Messick is a highly respected equine trainer and riding instructor. She's an active youth volunteer in the Lancaster County 4-H Horse Program, Nebraska Youth Quarter Horse Association, and is on the board of the Nebraska Horse Council. Mrs. Messick has also taken continuing education classes in equine physiology, massage, and nutrition in addition to her formal technical training. She has invaluable knowledge and experience in the areas of tack selection and fit for both horse and rider.

Messick Tack And Feed Store proposes to offer a service which has not previously been available to Lincoln-Lancaster County residents. To my knowledge, this will be the only tack store in the county with an adjacent riding facility. With Brenda Messick's expertise in tack selection and fit, the horse and rider also will be provided the opportunity to "ride before they buy". The other stores which sell tack in Lancaster County are located within the Lincoln city limits. It is really not practical to take a horse to one of these stores for a tack fitting, and so such a service is not available.

The location of Messick Tack And Feed is proposed to be located on the approximately eight-acre parcel of agriculturally-zoned land owned by Tom and Brenda Messick, located at the very northern edge of Lancaster County. There would little, if any, change in the current land use activity in the area. Also, as equine-related activities are rural in nature, there are likely to be no adverse effects whatsoever on the commercial agricultural activities in the area.

As an equine enthusiast, I support the issuance of a special use permit for Messick Tack And Feed. This would be a wonderful service to have in Lancaster County.

Sincerely,

Laura H. Hardesty  
Raymond, NE



Lancaster  
County

DON R. THOMAS - COUNTY ENGINEER

Engineering

DEPUTY- LARRY V. WORRELL  
COUNTY SURVEYOR

Department

**DATE:** July 19, 2006

**TO:** Mike Dekalb  
Planning Department

**FROM:** Larry V. Worrell  
County Surveyor

**SUBJECT:** SPECIAL PERMIT NO. 06045  
RIDING ACADEMY - LITTLE SALT & 84<sup>TH</sup> STREET



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Upon review, this office has no direct objections to this submittal.

LVW/bml

**Review Comments for  
Application #: SP06045  
RIDING ACADEMY**

*Comments as of: Monday, July 31, 2006*

Status of Review: FYI

07/19/2006 7:50:57 AM

Reviewed By Building & Safety

Terry Kathe

Comments: As long as the retail is accessory and for her riding academy clients

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Status of Review: Active

Reviewed By County Engineer

JIM LANGTRY

Comments:

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Status of Review: Approved

07/27/2006 1:39:15 PM

Reviewed By Health Department

ANY

Comments: LINCOLN-LANCASTER COUNTY HEALTH DEPARTMENT  
INTER-OFFICE COMMUNICATION

TO: Mike DeKalb DATE: July 27, 2006

DEPARTMENT: Planning FROM: Chris Schroeder

RECEIVED

ATTENTION: DEPARTMENT: Health

CARBONS TO: EH File SUBJECT: Riding Academy Little  
EH Administration Salt & 84th Street  
SP #06045

The Lincoln-Lancaster County Health Department has reviewed the special permit application and does not object to the approval of this application.

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Status of Review: Routed

Reviewed By Planning Department

COUNTER

Comments:

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Status of Review: Active

Reviewed By Planning Department

MIKE DEKALB

Comments:

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